PT OF LOTS 9 & 11
ALL OF 10
IN OR 1436/82

COLEMAN JON
P O BOX 319
CALLAHAN, FL 32011

2025

47-2N-25-4080-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

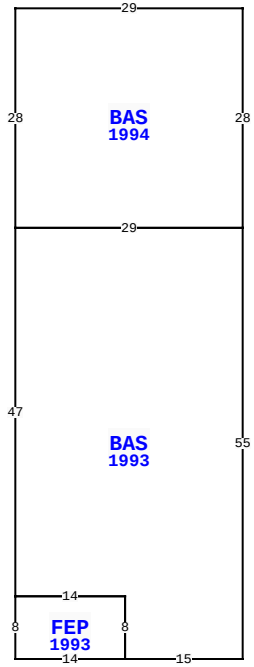
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Common Wall		25 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,483	100	1993	1,483	96,416
BAS	812	100	1994	812	52,792
FEP	112	80	1993	90	5,851
TOTALS	2,407			2,385	155,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,385	81.4000	81.40	194,139	1940	1980	0	0	0	20.13	79.87

1 SINGLE FAM – 100% - 2007 Heated Area: 2295 HX Base Yr 2007



450297 SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		155,059
TOTAL MARKET OB/XF VALUE		11,864
TOTAL LAND VALUE - MARKET		116,700
TOTAL MARKET VALUE		283,623
SOH/AGL Deduction		158,271
ASSESSED VALUE		125,352
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,630
TOTAL JUST VALUE		283,623
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004630	REPAIR/RRF	3,000	10/01/2017
B23055	REPAIR/RRF	1,000	11/01/2009
B007326	CARPORT	2,520	07/01/2000
B94890	ADDITION	31,560	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1436/0082	8/09/2006	WD	Q	I		165,000
GRANTOR: SWEAT LARRY M & SANDR						
GRANTEE: COLEMAN JON						
0225/0524	1/01/1976	WD	Q	I		18,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W29 S28 BAS=[YR=1993] S47 FEP=[YR=1993] S8 E14N8 W14 $ E14 S8 E15 N55W29$ E29 N28 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0510	GARAGE WD-	0	100	29	35	1,044.00	SF	35.00	35.00	100	1976	1976	3	20	7,308	
2	0681	POLE SHED	0	100	8	19	152.00	SF	15.00	15.00	100	1985	1985	3	20	456	
3	0351	CARPORT MT	0	100	26	14	364.00	SF	10.00	10.00	100	2000	2000	3	20	728	
4	0940	SHEDS/PORT	0	100	10	14	140.00	SF	30.00	30.00	100	2011	2011	3	45	1,890	
5	0751	UOP	0	100	13	19	247.00	SF	10.00	10.00	100	2011	2011	3	60	1,482	

LAND DESCRIPTION

TOTAL OB/XF 11,864

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		OR	0.00	0.00	3.89	AC		1.00	1.00	1.00	30,000.00	30,000.00	116,700							

REVIEW DATE 03/03/2020 BY KB Total Acres: 3.89 Total Land Value: 116,700 Market: 0 Agricultural: 0 Common: 116,700 PRINTED 07/30/2025 BY SYS